

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jackson

State: MS

PJ's Total HOME Allocation Received: \$22,297,187

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 1			
Program Progress:							
% of Funds Committed	91.04 %	91.04 %	1	90.66 %	59	56	
% of Funds Disbursed	82.94 %	82.94 %	1	81.06 %	50	49	
Leveraging Ratio for Rental Activities	0.11	0.11	1	4.62	2	2	
% of Completed Rental Disbursements to All Rental Commitments***	94.63 %	94.63 %	1	81.27 %	57	48	
% of Completed CHDO Disbursements to All CHDO Reservations***	65.93 %	65.93 %	1	68.23 %	35	36	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.89 %	88.89 %	1	79.86 %	72	66	
% of 0-30% AMI Renters to All Renters***	0.00 %	0.00 %	0	44.82 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	100.00 %	1	94.65 %	100	100	
Overall Ranking:			In State:	1 / 1	Nationally:	13 18	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,368	\$29,368		\$25,419	9 Units	1.00 %	
Homebuyer Unit	\$15,834	\$15,834		\$14,530	895 Units	97.70 %	
Homeowner-Rehab Unit	\$14,673	\$14,673		\$20,251	12 Units	1.30 %	
TBRA Unit	\$0	\$0		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson MS

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,623	\$38,688	\$14,673
State:*	\$53,039	\$64,954	\$29,325
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.73

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	0.0	2.6	0.0	0.0
Black/African American:	100.0	96.6	100.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.2	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	0.0	11.1	50.0	0.0
2 Persons:	11.1	16.9	50.0	0.0
3 Persons:	22.2	21.6	0.0	0.0
4 Persons:	55.6	27.3	0.0	0.0
5 Persons:	0.0	19.8	0.0	0.0
6 Persons:	11.1	2.2	0.0	0.0
7 Persons:	0.0	0.9	0.0	0.0
8 or more Persons:	0.0	0.3	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	88.9	35.6	8.3	0.0
Elderly:	0.0	3.7	66.7	0.0
Related/Single Parent:	11.1	28.5	16.7	0.0
Related/Two Parent:	0.0	29.3	8.3	0.0
Other:	0.0	2.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	100.0	2.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: MS Group Rank: 13
(Percentile)
State Rank: 1 / 1 PJs Overall Rank: 18
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	94.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	65.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.05	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

